

# TO LET CAMBRIDGE, ADKINS CORNER 3 PERNE ROAD, RETAIL UNITS



Extremely prominent landmark building, including three newly refurbished units.

- Unit 1 pre-let to Co-op, opened late November 2019
- Unit 2a immediately available
- A1/A2 use
- Adjacent to public car parking
- Conversion of all upper floors to residential

### New Retail Units

- Unit 1 – CO-OP – 7,126 sq ft (662 sq m)
- Unit 2a – AVAILABLE – 942 sq ft (87.5 sq m)
- Unit 2b – LET – 871 sq ft (80.9 sq m)
- Unit 3 – LET – 689 sq ft (64 sq m)



## Location

In 1963 W J Adkins opened a grocery store at the site and for this reason the corner became known as Adkins Corner. The buildings are therefore a Cambridge 'landmark'. The units are located at one of Cambridge's most prominent junctions, Perne Road and Cherry Hinton Road. Perne Road forms most of an inner ring road close to both residential and employment uses.

## Description

Following extensive redevelopment and refurbishment three retail units have been created on the ground floor with residential units above. Unit 1 has been pre-let to the Co-op for a convenience store and opened in November 2019.

## Specification

The shops units will be handed over with shop fronts and capped services. Further details upon request.

## Planning

Planning was granted in January 2018 for the works and additional residential accommodation. The property has the benefit of A1 (retail), A2 (Financial and professional uses) within the Use Classes Order, potential for other uses subject to receipt of planning.

## Accommodation

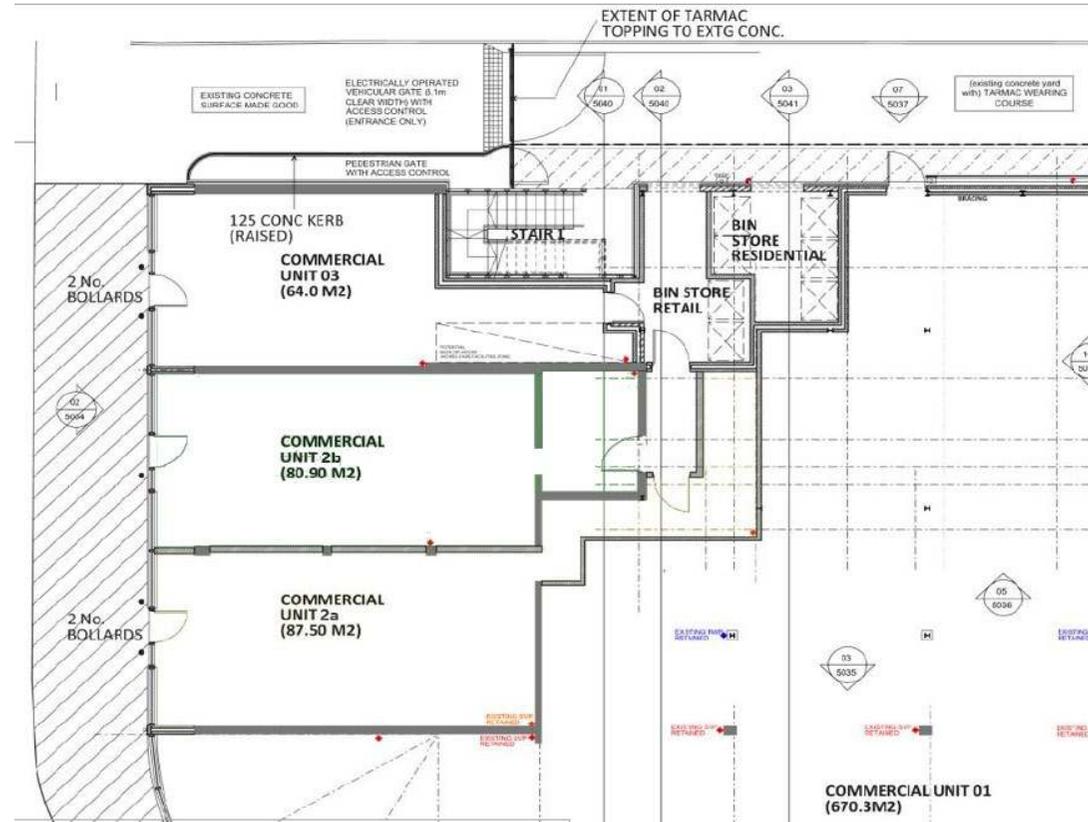
The lock-up units will comprise the following approximate gross internal areas. There is the flexibility to combine or sub divide differently.

	Sq ft	Sq m
<b>Unit 2a</b>	<b>942</b>	<b>87.5</b>
Unit 2b	LET	
Unit 3	LET	

The shops benefit from the ability for outdoor seating and front servicing.

## Terms

The units are available on effective full repairing and insuring leases for a term of 15 years, subject to 5 yearly upward only rent reviews.



## Rent

Unit 2a	- £30,600 per annum exclusive
Unit 2b	- LET
Unit 3	- LET

Exclusive of VAT, business rates and service charge.

## Business rates

To be assessed upon completion.

## Service charge

There will be a service charge to cover insurance, maintenance and repairs of communal areas, further details on request.

## Legal costs

Each party to bear their own costs incurred in the transaction.

## Value Added Tax

All figures exclusive of VAT.



## EPC

Further information upon request.

## Postcode

CB1 3RU.

## Enquiries

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Further Information  
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